House Type D
(Site 8)

Coolmaghery View
MAGHERAMASON

homepage

Type D Coolmaghery View
Magheramason, BT47 2QG

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Coolmaghery View is a new housing development located in Magheramason, on the outskirts of the City. This development offers a range of contemporary homes designed to blend modern living with a picturesque rural setting.

The homes in Coolmaghery View include townhouses, semi-detached, and detached houses, all built to high standards with modern finishes and features. Residents will benefit from the development's proximity to the City, providing easy access to the city's amenities, including shops, restaurants, and schools. Additionally, the location is convenient for commuting to nearby areas such as Strabane, making it an attractive option for families and professionals alike.

Each home in Coolmaghery View comes with premium fittings, such as modern kitchens with integrated appliances, quality fireplaces, and fully fitted bathrooms. The development also includes landscaped gardens, tarmac driveways, and high fencing for added privacy and security

- LARGE FAMILY HOME
- 1,328 SQ FT
- 4 BEDROOMS
- SEMI DETACHED
- OPEN PLAN KITCHEN / DINING AREA
- 3 BATHROOMS
- FULL TURNKEY FINISH WITH HIGH SPEC CHOICE OF FINISHES
- SOUGHT AFTER LOCATION

Asking price £209,950

Viewing
Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property orrequire further information.

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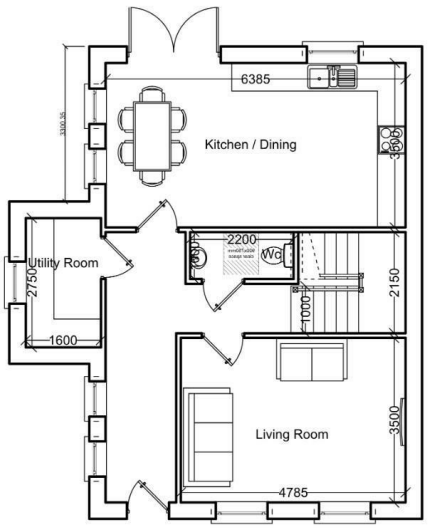
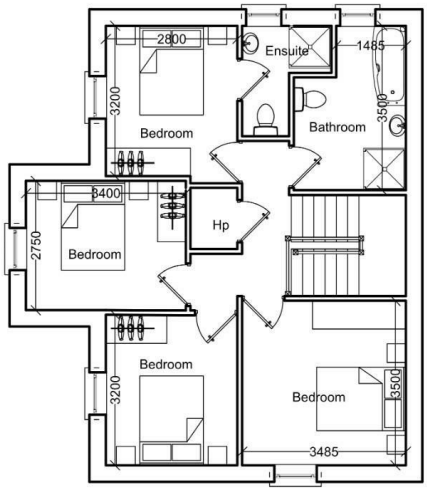
MAGHERAMASON

This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate. Some measurements are taken to widest point.

Floor Plan Type D
SITE 8



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

FLOOR AREA
Circa 1,328 sq ft

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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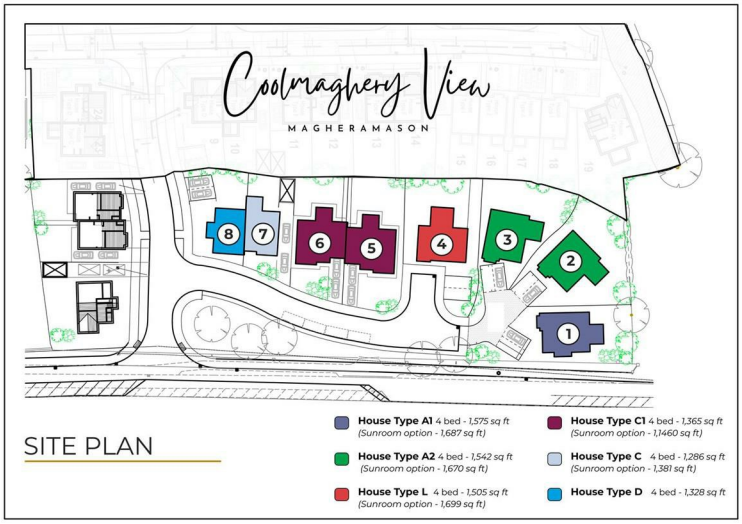

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